

030.0

0002

0024.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

986,300 / 986,300

USE VALUE:

986,300 / 986,300

ASSESSED:

986,300 / 986,300

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
152		BROADWAY, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	CARRIG ROBERT/JAMES/NANCY JANE
Owner 2:	MURPHY REAL EST HOLDINGS LLC
Owner 3:	

Street 1:	C/O THAYER & ASSOC
Street 2:	PO BOX 400196

Twn/City:	CAMBRIDGE
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St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02140			Type:	

Owner 1:	CARRIG ROBERT/JAMES/NANCY JANE -
Owner 2:	MURPHY REAL EST HOLDINGS LLC -

Street 1:	C/O THAYER & ASSOC
Twn/City:	CAMBRIDGE

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02140			Type:	

## NARRATIVE DESCRIPTION

This parcel contains 4,878 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1938, having primarily Brick Veneer Exterior and 3196 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		4878		Sq. Ft.	Site		0	80.	1.04	1			Med. Tr	-10					407,765						407,800	

IN PROCESS APPRAISAL SUMMARY												Legal Description											
Use Code												Land Size											
111												Building Value											
4878.000												Yard Items											
1,700												Land Value											
407,800												Total Value											
986,300																							

User Acct	20792
GIS Ref	
GIS Ref	
Insp Date	11/07/18
Parcel ID	030.0-0002-0024.0



PRIOR ID # 1:	20792
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT DATE	12/10/20
PRINT TIME	17:54:17
LAST REV DATE	11/18/19
LAST REV TIME	14:39:52
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LANDREASON:	
BLDREASON:	
CIVILDISTRICT:	
RATION:	

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
3/3/2009	Meas/Inspect	197	PATRIOT
2/14/2000	Measured	197	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

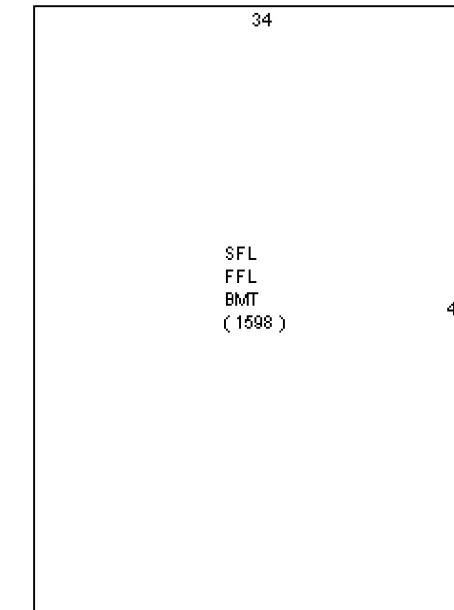
Type:	20 - Apts 4-8	
Sty Ht:	2 - 2 Story	
(Liv) Units:	4	Total: 4
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	8 - Brick Veneer	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath:	4	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 4
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 12	BRs: 4
	Baths: 4	HB

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	4	3	1	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	4	12	4	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1938
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	600	A	AV	1985	4.00	T	27.2	111			1,700			1,700

**PARCEL ID**

030.0-0002-0024.0

**SUB AREA****SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,598	42.330	67,639						
FFL	First Floor	1,598	141.090	225,463						
SFL	Second Floor	1,598	141.090	225,463						
Net Sketched Area:			Total:	518,565						
Size Ad	3196	Gross Are	4794	FinArea	3196					

**IMAGE**